

165.0

0004

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
990,600 / 990,600
990,600 / 990,600
990,600 / 990,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WINSLOW AVENUE LLC	
Owner 2:	
Owner 3:	

Street 1: 74 APPLETON ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TCHOUKOULIAN ROSINE A -	
Owner 2: TRS/ROSINE TCHOUKOULIAN TRUST -	

Street 1: 74 APPLETON ST	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .227 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2796 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2 TWO FAMIL	100	water		

o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D		Topo	2	Above Stree
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9903		Sq. Ft.	Site		0	70.	0.72	8									501,960						502,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	9903.000	483,500	5,100	502,000	990,600		109331
							GIS Ref
							GIS Ref
							Insp Date
							06/25/18



USER DEFINED

Prior Id # 1:	109331
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	15:34:23
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	483,500	5,100	9,903.	502,000	990,600		Year end	12/23/2021
2021	104	FV	460,900	5,100	9,903.	502,000	968,000		Year End Roll	12/10/2020
2020	104	FV	461,000	5,100	9,903.	502,000	968,100	968,100	Year End Roll	12/18/2019
2019	104	FV	358,000	5,100	9,903.	502,000	865,100	865,100	Year End Roll	1/3/2019
2018	104	FV	368,300	5,100	9,903.	444,600	818,000	818,000	Year End Roll	12/20/2017
2017	104	FV	345,000	5,100	9,903.	372,900	723,000	723,000	Year End Roll	1/3/2017
2016	104	FV	345,000	5,100	9,903.	372,900	723,000	723,000	Year End	1/4/2016
2015	104	FV	306,600	5,100	9,903.	322,700	634,400	634,400	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TCHOUKOULIAN RO	49927-312		8/10/2007		646,500	No	No		
TCHOUKOULIAN HA	41942-191		2/3/2004	Family		1	No	No	
	13137-181		2/1/1977		50,000	No	No	Y	

PAT ACCT.

BUILDING PERMITS	ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2014	1649	Alterati	3,000					Demo and re-instal
3/7/2008	222	Redo Kit	6,000		G9	GR FY09		replice kitchen cab
8/18/1998	599	Manual	11,860					WINDOWS/GUTTERS

Date	Result	By	Name
6/25/2018	Meas/Inspect	CC	Chris C
12/4/2008	MLS	MM	Mary M
11/20/2008	Meas/Inspect	355	PATRIOT
4/20/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION

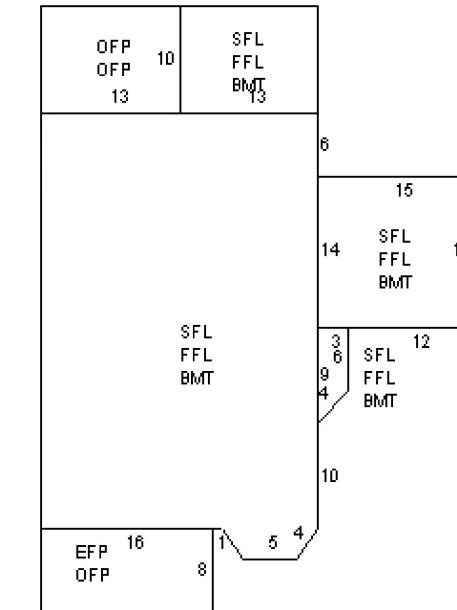
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 12	BRS: 4	Baths: 1 HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	6	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	2	12	4	

RES BREAKDOWN

Rate	Parcel ID	Typ	Date	Sale Price

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.02553642
Const Adj.:	0.98990101
Adj \$ / SQ:	182.732
Other Features:	98981
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Before Depr:	182.73
Special Features:	0
Val/Su Net:	102.65
Final Total:	483500
Val/Su SzAd	172.93

BMT	Basement	1,398	54.820	76,638
FFL	First Floor	1,398	182.730	255,460
SFL	Second Floor	1,398	182.730	255,460
OPF	Open Porch	388	20.540	7,971
EFP	Enclos Porch	128	48.000	6,145

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,398	54.820	76,638						
FFL	First Floor	1,398	182.730	255,460						
SFL	Second Floor	1,398	182.730	255,460						
OPF	Open Porch	388	20.540	7,971						
EFP	Enclos Porch	128	48.000	6,145						
Net Sketched Area:				4,710	Total:	601,674				
Size Ad	2796	Gross Area	4710	FinArea	2796					

SUB AREA DETAIL**IMAGE**
AssessPro Patriot Properties, Inc
MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

PARCEL ID 165.0-0004-0004.0

More: N

Total Yard Items:

5,100

Total Special Features:

Total:

5,100